

REDEVELOPMENT AGENCY MINUTES

**THE SPECIAL CITY COUNCIL/
REDEVELOPMENT AGENCY MEETING
OF
APRIL 15, 1997**

The meeting called to order as The City Council at 10:10 a.m.

Roll Call Mathis, Wear, Kehoe, Stevens, Stallings,
McCarty, Vargas and Mayor Golding

City Manager, Jack McGrory
City Attorney, Casey Gwinn
Secretary, Charles Abdelnour

Excused: Warden

The meeting adjourned as The City Council at 10:15 a.m.

The meeting reconvened as The Redevelopment Agency at 10:16 a.m.

CONSENT-ADOPTION

3. Approving resolutions and documents to:

Item A. Amend the DDA with respect to Parcel A-1 to facilitate project financing through the California Housing Finance Agency; and

Item B. Amend the Schedule of Performance of the DDA for Parcel A-2 to implement the development of Parcel A-2 in concert with the development of Parcel A-1.

See Centre Development Corporation report dated, March 5, 1997.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Warden not present)

Second by Member Kehoe

Vote: 8-0

Redevelopment Agency Resolution numbers R-2733 and R-2735; and Document numbers D-2733 and D-2735.

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CONSENT

5. Approving resolution to:

- Item A. Approve the Agreement with Kane Ballmer & Berkman, Special Counsel, for legal services for the Redevelopment Agency of the City of San Diego.
- Item B. Authorize an expenditure of funds of an "as-needed" basis in an amount not to exceed \$640,000 for legal services for the Redevelopment Agency, the Centre city Development Corporation, and the southeastern Economic Development Corporation as specifically set forth in Attachments A, B. And C, respectively for the above contract.

See Agency Counsel report dated March 27, 1997.

No one spoke in opposition to this item.

Motion by Member Wear to approve (with Warden not present)

Second by Member Kehoe

Vote: 8-0

Redevelopment Agency Resolution number R-2734.

ADOPTION-JOINT

2. Approving resolution and document to:

Authorize the Executive Director to execute a Memorandum of Understanding with CityLink Investment Corporation and the City of San Diego to prepare a Master plan for purposes of creating a development framework for the Central Area Police Station and environs.

See Redevelopment Agency staff report RA 97-5.

Council Companion Item No. 112.

No one spoke in opposition to this item.

Jack McGrory, City Manager, presented the staff report.

Councilmember Vargas stated we received a letter from the Centre City East Group and asked the million dollars that the CCDC would be participating that they in fact get a million dollars in comparable fair market value property from the city. I think that is appropriate.

Councilmember Wear stated **as** amended to the motion that prior returning to the Council with a detailed funding recommendation for Phase II as follows: 1) directing the City Manager that any use of CCDC funding for this police station must be tied to the fair market land purchased by the Agency which in turn can be utilized by the Agency in fulfilling redevelopment goals; 2) directing the City Manager to work with CCDC to explore strategies to achieve this goal; and 3) directing City Manager to explore alternative funding sources in the event that a successful agreement cannot be reached or in the event fair market fall short anticipated financing needs.

Chair Golding said the establishment of the new Mid-City Police Station, what a difference it made to the community. She thanked both Councilmembers Vargas and Wear for their support and the neighborhood.

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Public Testimony - Favor

Nancy Nolan, resident of Logan Heights, said it is to the benefit we have a new elementary school opening up this fall, and police substation being there will improve the neighborhood. She thanked the Councilmembers and Mayor for their support.

Connie Zonaka said a permanent police substation presence is necessary for the community. Higher police visibility will serve to deter crime, it will help in response time to crime in Logan Heights, Sherman Heights, Golden Hill, and all the surrounding area. **Ms.** Zonaka would encourage business development and could serve as an anchor for redevelopment.

William Jones, President, CityLink Investment, available to answer questions, did not speak.

Ron Oliver, in favor of the project, did not speak.

Emillo Ramos, in favor of the project, did not speak.

Isis Salome, representing La Po **Lapo** Market, said without the new police substation, he would not be constructing this project. This project will help the economy of the community and create new jobs.

Juan Yoa, in favor of the project, did not speak.

Rosario Garcia, spoke in Spanish. Translated by Councilmember Vargas said Ms. Garcia lives Sherman Heights/Golden Hills area, this police substation will end the violence and prostitution, clean up our community, so that our sons, daughters, our family, and especially our seniors can walk in safety and freedom. She thanked the council and mayor for their support.

Leslie Wade, member of the Board of San Diego Downtown Partnership and the Centre City East Association. She stated we support the solution and motion made by Councilmember Wear. Ms. Wade stated would like to work with CCDC and council to identify the other appropriate sites.

Audrey Islam said we are concern about our youths and citizens in the community, and in support of the project.

Addie Boards said lived in this community 55 years, thanked the neighborhood for their support, and now the community is getting better. This police substation is very important for the community.

Councilmember Kehoe thanked Councilmember Vargas, William Jones, for their efforts in this project.

Councilmember McCarty had a concern about the MOU, and the 6 ½ acres.

Patricia K. Hightman, Deputy Executive Director, Redevelopment Agency, said we are using the same approach that we did in City Heights, there will be a master planning effort ~~€~~or the 6 to 6 ½ blocks around the police station and the memorial park, as part of this process, and what CityLink will provide at no cost to the City.

Councilmember McCarty said under cost it states given CIC position, CIC may request to enter into an exclusive negotiating agreement with the Agency. **Is** this develop certain public facilities and other private development?

Ms. Hightman said that is the next phase **of** development. She said the master planning will be at no cost.

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Councilmember Stevens commended the residents of Logan Heights area for putting up with the conditions for so many years. He said this police substation will provide safety for the area, but will contribute a great deal to economic development in the area.

Councilmember Vargas said there has been opposition to this project, La Rasa Right Coalition. He gave a few of their concerns, they do not want a larger police presence in the area, they believe the police is the problem. That the police is a racist organization.

Motion by Member Vargas to approve as amended by Councilmember Wear (with Warden not present)

Second by Member Stevens

Vote: 8-0

Redevelopment Agency Resolution number R-2736; Document Number D-2736; and City Council Resolution numbers R-288535, R-288536, R-288537, R-288538, R-288539 and R-28540.

The meeting adjourned as The Redevelopment Agency at 10:55 a.m.

The meeting reconvened as The City Council at 10:56 a.m.

The meeting reconvened as The Redevelopment Agency at 10:57 a.m.

1. Approving resolution and document to:

Authorize the Executive Director to execute the Exclusive Negotiating Agreement with (ENA) with Mr. Floit and Mr. Cahan, the developer, regarding the North Park Market.

See Redevelopment Agency report dated, April 7, 1997.

Public Testimony - opposition

April Fleck said there are enough grocery stores in the community.

Georgia Ann Smith said lived in the neighborhood for 24 years. She stated there are three supermarkets in the community.

Matt Peterson did not speak, but available to answer questions.

Motion by Member Kehoe to approve (with Wear and Warden not present)

Second by Member Mathis

Vote: 7-0

Redevelopment Agency Resolution number R-2737; Document number D-2737.

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4. LINCOLN PARK ASSOCIATES SECOND AMENDMENT TO THE DISPOSITION AND DEVELOPMENT AGREEMENT.

(RA 97-57)

Continued from the meeting of March 4, 1997.

That the Redevelopment Agency adopt a resolution approving the Second Amendment to the Disposition and Development Agreement with Lincoln Park Associates, LLC.

See Southeastern Economic Development Corporation report dated, March 5, 1997.

No one spoke in opposition to the continuance.

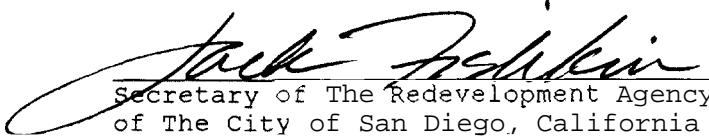
Motion by Member Stevens to continue May 6, 1997 (Wear and Kehoe not present)

Second by Member Mathis

Vote: 7-0

ADJOURNMENT

The meeting adjourned at 12:15 p.m.


Secretary of The Redevelopment Agency
of The City of San Diego, California